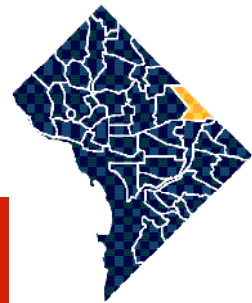


city living, **dc** style!



## Neighborhood Cluster

# 24



 Cluster  Parks  Water



Fort Lincoln  
Gateway  
South Central  
Woodridge

## Neighborhood Cluster **24**

Fort Lincoln   Gateway   South Central   Woodridge



### Physical Characteristics and Assets

Attractive, well-maintained single-family homes, row houses, and apartments define the residential area of Cluster 24. Also included in this Cluster is Fort Lincoln, which is a planned, mixed-use, urban renewal community built in the 1970s.

Low-, moderate- and high-density residential dwellings make up 64 percent of the land use in this community. Small commercial service centers are located in this Cluster on South Dakota Avenue, Michigan Avenue at Queens Chapel Terrace, and 12th Street at Michigan Avenue. Those areas, which make up 19 percent of Cluster 24, include convenience stores, fast food restaurants, gas stations, and other miscellaneous venues.

### Highlights of Cluster 24's assets and features include the following:

- Naturally wooded park-like areas are situated along the eastern-most border.
- Eclectic commercial areas are located along Rhode Island Avenue near South Dakota Avenue and at Bladensburg Road near Fort Lincoln New Town.
- New York Avenue and Rhode Island Avenue are considered important gateways into the city.
- The Cluster has close proximity to the Anacostia River and the National Arboretum.
- Fort Lincoln New Town, a model in-town community, includes housing for the elderly, as well as affordable housing for low- and moderate-income households.

- Solid tree-lined neighborhoods have well-maintained single-family homes and row houses.
- Annual family day festivals are held during the summer months in Fort Lincoln, Gateway, South Central, and Woodridge.



### Recent Neighborhood Activity

- Completion of a new beverage distribution plant, owned by Premium Distributors. The plant is located in Fort Lincoln New Town.
- New shopping center at Fort Lincoln New Town Center planned.

